



Westfield–Washington Township Advisory Plan Commission (APC)
Minutes of the July 19, 2021 APC Meeting
Presented for approval: August 2, 2021

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, July 19, 2021 scheduled for 7:00 p.m. in person at City Hall and online.

Active Links for this Meeting:

[July 19, 2021 APC Agenda & Exhibits](#)

[July 19, 2021 YouTube Video](#)

Minutes are also available to be acquired or viewed at the City of Westfield Community Development Office.

ROLL CALL: Noted presence of a quorum.
YouTube Time: 0:30

Commissioners Present In-Person: Kristen Burkman, Matthew Deck, Robert Horkay, Mike Johns, Ginny Kelleher, Andre Maue, Victor McCarty, and Dave Schmitz.

Commissioners Present Virtually: None.

Commissioners Absent: Cindy Spoljaric.

City Staff Present in Person: Kevin Todd, Director and Pam Howard, Senior Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

YouTube Time: 1:09

- July 6, 2021 minutes - Tabled

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

MISC BUSINESS

APC Resolution 21-01

Establishing a Virtual Meeting Policy

YouTube Time: 2:37

Motion: McCarty motioned to adopt APC Resolution 21-01.
Kelleher seconded. Motion passed. Vote 8-0.

CONSENT AGENDA

2104-DDP-13

YouTube Time: 5:48

The Learning Experience

225 West Springmill Pointe Drive

Bradford Jacobs Westfield LLC by Stonefield Engineering and Design requests Detailed Development Plan review of a 10,000 square foot daycare facility on 1.03 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

2107-DDP-27**Sherwin Williams**

Approximately at the southeast corner of Austrian Pine Way & State Road 32
 SWE Development by Weihe Engineers requests Detailed Development Plan Review for a 4,020 square foot commercial building on 1.73 acres +/- in the Austrian Pine PUD District.
 (Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Motion: Kelleher motioned to approve the Consent Agenda as presented.

Deck seconded. Motion passed. Vote 8-0.

ITEMS OF BUSINESS**2104-PUD-13**

YouTube Time: 6:34

Sycamore Glen PUD

South of and adjacent to 159th Street and west of Towne Road
 Coronado Development Corporation by Nelson & Frankenberger, LLC requests a change in zoning for 28.5 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Sycamore Glen PUD District.
 (Planner: Caleb Ernest - cernest@westfield.in.gov)

Motion: Kelleher motioned to forward 2104-PUD-13 to the City Council with a positive recommendation.

Maue seconded. Motion passed. Vote 8-0.

**2107-ODP-16 &
2017-SPP-16**

YouTube Time: 42:33

Chatham Villages South

West of Route 32, South of East 196th Street/19350 Chad Hittle Dr
 Chatham Hills, LLP by Cripe requests Overall Development Plan and Primary Plat review of 2 lots on 27.25 acres +/- in Chatham Hills PUD District.
 (Reviewing Planner: Corrie Meyer - cmeyer@westfield.in.gov)
 (Presenting Planner: Pam Howard - phoward@westfield.in.gov)

Motion: McCarty motioned to approve 2107-ODP-16 & 2017-SPP-16 with Staff's condition.

Deck seconded. Motion passed. Vote 8-0.

ITEMS OF BUSINESS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING**2008-PUD-09**

[CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road
 Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahm, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.
 (Planner: Pam Howard - phoward@westfield.in.gov)

2102-PUD-06

[CONTINUED]

Grand Park Village PUD Amendment IV

South Side of 186th Street, ENE of Kinsey Avenue
 D&W Farms, Inc. by Henke Development Group requests an amendment to a 68 acre +/- portion of the Grand Park Village PUD to permit Townhome and Single-Family Detached dwelling units.
 (Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2101-ZOA-01

[CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.
 (Planner: Kevin Todd - ktodd@westfield.in.gov)

2105-PUD-16
[CONTINUED]

Winterburg PUD

South of and adjacent to 193rd Street, west of and adjacent to Casey Road
Platinum Properties Management Company, LLC by Nelson & Frankenger, LLC requests a change in zoning of 154 acres +/- from the AG-SF1: Agriculture / Single-family District to the Winterburg PUD District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2106-PUD-19
[CONTINUED]

Overlook at Wood Wind PUD

North side of 161st Street, 1/4 mile east of Towne Road
Pulte Homes of Indiana, LLC by Church Church Hittle + Antrim requests a change in zoning for 75 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Overlook at Wood Wind PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

2107-ODP-14 &
2107-SPP-14
[CONTINUED]

Compton Subdivision

15626 Spring Mill Road
Adam Compton by Keeler-Webb Associates requests Overall Development Plan and Primary Plat review of 1 Lot on 0.88 acres +/- in Compton PUD District.
(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2107-ODP-17 &
2107-SPP-17
[CONTINUED]

Union Square

South side of SR 32, west of Union Street
Old Town Companies by American Structurepoint requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 2.91 acres +/- in the Union Square Planned Unit Development (PUD) District.
(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2107-PUD-20
[CONTINUED]

Mule Barn Road Commercial PUD

18404 Mule Barn Road
Patch Development, LLC requests a change in zoning of 10 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Mule Barn Road Commercial PUD District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2107-ODP-15 &
2107-SPP-15
[CONTINUED]

Mule Barn Road Commercial Subdivision

18404 Mule Barn Road
IMI Real Estate, LLC by American Structurepoint, Inc. requests Overall Development Plan and Primary Plat approval for a concrete production facility on one (1) 10 acre +/- parcel in the proposed Mule Barn Road Commercial PUD District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

REPORTS

YouTube Time: 45:28

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department:

ADJOURNMENT

YouTube Time: 1:11:23

Motion: Adjourn Meeting.

Motion: Schmitz; Second: McCarty.

Motion passed. Vote: 8-0

Meeting adjourned at 8:11 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary